

DPW Salt Shed

Sherman St.

Building Replacement & Site Improvement Project



Location & Site



Location & Site



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History & Past Work

Original Construction:

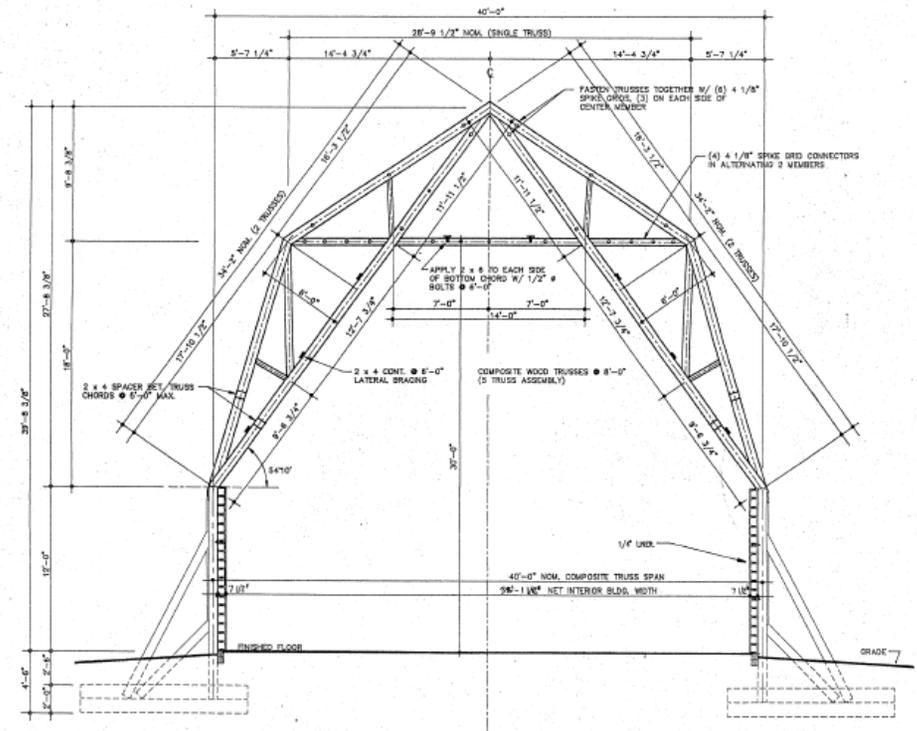
- **1990** Original Shed Construction
- **1994** Storage Bays Added
- No major renovation or overhaul since

Issues & Operational Impacts:

- Ongoing Repairs (see following page)
- Rodent Activity
- DPW Snow Operations Impacted

Project History:

- **2019** ARUP Evaluation identified significant structural and operational issues
- **2022** Schematic Design study for replacement – did not proceed
- **2024** New Feasibility Study for Replacement – completed
- **2025** Move forward to full design & construction



Existing Building Issues



Problems:

- Several interior structural trusses are damaged or missing
- Many structural truss stabilizers are damaged or missing
- Exterior plywood cladding panels damaged and blown out from salt
- Deteriorated structural kickers

Conclusions:

- Current structure beyond repair
- Stopgap solutions no longer effective
- Needs complete replacement

Needs:

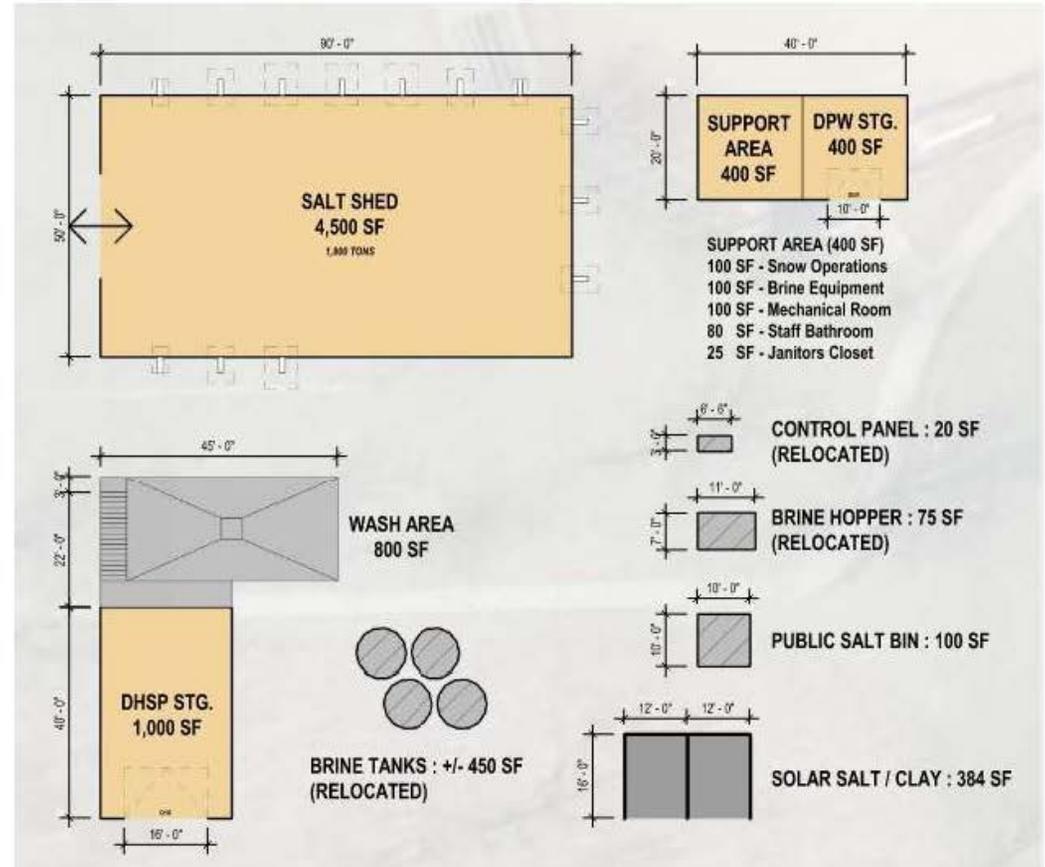
- Improve durability of structure
- Strengthen foundation and base walls
- Improve functionality of overhead door
- Increase Capacity



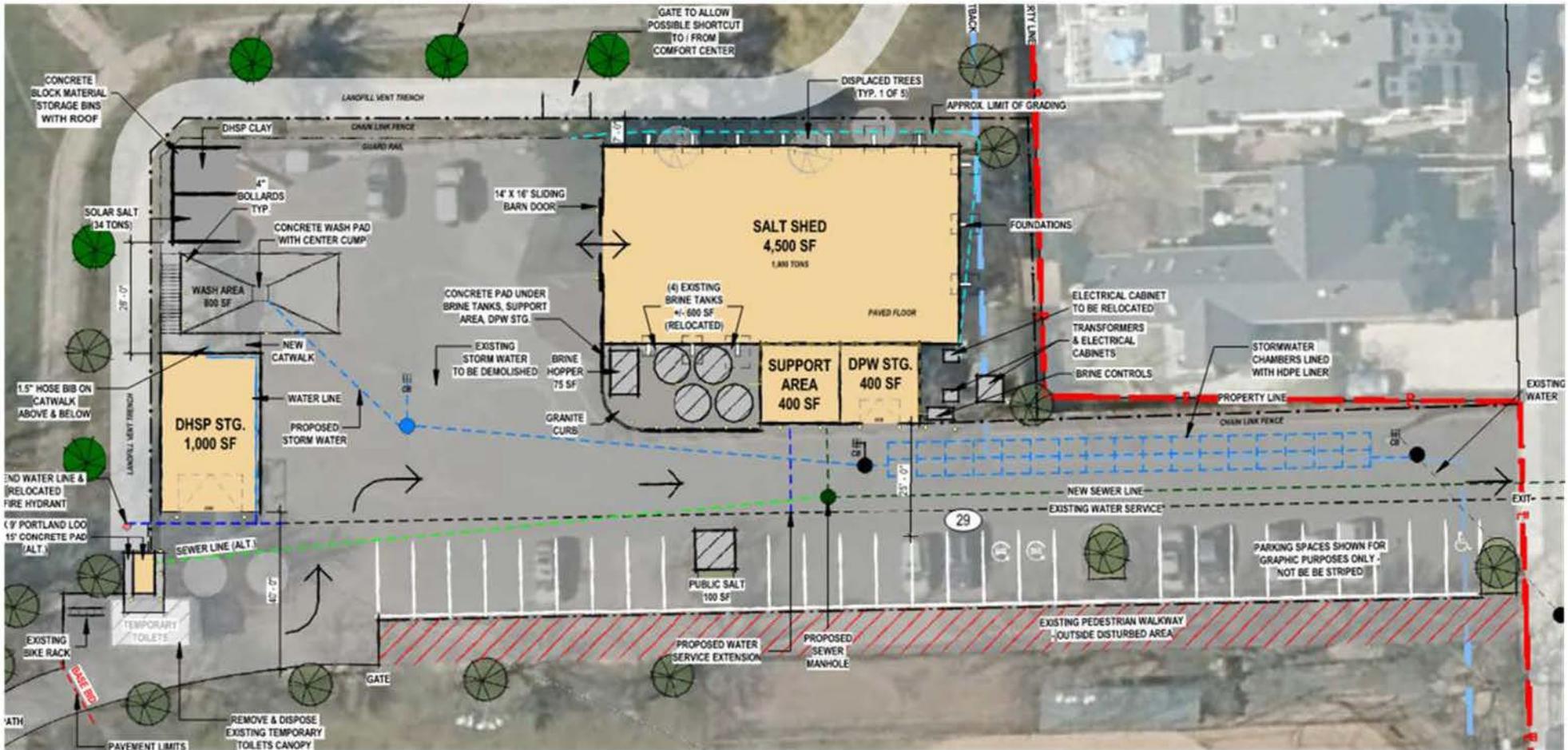
STUDY PROGRAM

DESIGN CRITERIA IDENTIFIED

1. Salt Shed capable of Storing 2,000 Tons of Salt
2. Two Areas for Filling Trucks with Salt & Loading Brine into Saddle Tanks
3. Entry at Gable End
4. Site Circulation
5. Water Can Reach Catwalk Without Freezing
6. Minimal Impact on Adjacent Landfill Waste & Vent Trench
7. Aboveground Brine Piping Between Tanks & Brine Control Cabinet
8. Timber Framed Salt Shed is Preferred
9. Max Building Height of 40 ft.
10. Public Parking Spaces for St Peter's Field



PREFERRED CONCEPT



3D RENDERINGS





CITY OF
CAMBRIDGE

Weston & Sampson

3D RENDERINGS



3D RENDERINGS



3D RENDERINGS



Budget and Funding



Funding Source:

- Part of **FY24** Municipal Facilities Improvement Plan (MFIP) Appropriation
- **\$35.5m** total MFIP Appropriation
- **\$8m** of the \$35.5m assigned to DPW Projects, including the Salt Shed

COMMUNITY MAINTENANCE AND DEVELOPMENT

PUBLIC WORKS: BUILDINGS - MUNICIPAL FACILITIES IMPROVEMENT PLAN (MFIP)

FY24 PROJECT DESCRIPTION	CITY COUNCIL GOALS
<p>The goal of the MFIP is to provide and maintain high-performing facilities for staff, occupants, the public, and the broader environment. An allocation of \$35,350,000 in FY24 will continue to fund significant building improvements and deferred maintenance projects. Proposed projects include but are not limited to upgrades of youth centers, branch libraries, and fire stations.</p> <p>Several FY24 projects include upgrades of heating and ventilation systems to provide resilience in extreme weather events, strategic electrification to reduce reliance on fossil fuels, and a reduction in municipal greenhouse gas emissions.</p>	  

KEY INITIATIVES

INVESTING IN CITY BUILDINGS

A Municipal Facilities Improvement Plan (MFIP) allocation of over \$35 million in FY24 will fund the following projects: Lafayette Square Firehouse structural repairs and interior improvements; Moses Youth Center HVAC upgrades; the creation of four additional pre-kindergarten classrooms in North Cambridge; improvements to the Department of Public Works Garage, yard and salt storage shed; interior fit-out for City offices; electric vehicle charging station infrastructure at several municipal buildings; and repairs to address deferred maintenance at the Collins and Boudreau branch libraries, the Healy Public Safety building, and the East Cambridge parking garage.

Budget and Funding

City of Cambridge Capital Building Projects			
Project:			Oct-25
DPW Salt Shed			
Estimated Budget Goal	\$	8,000,000	
Gross Area		6,300	Square Feet
Design & Construction Duration		18	months
Project Administration			
OPM Services Cambridge Project Management		0	
Misc. Project Management Costs		5,000	
Printing		5,000	
Police Details		5,000	
Subtotal		15,000	
Consultants - Design & Engineering			
Environmental Consulting Services		100,000	
Feasibility Study		135,000	
Design & Construction Admin (design & engineering)		750,000	
Subtotal		985,000	
Construction Contract			
Preconstruction		250,000	
Construction - GMP		5,950,000	
Subtotal		6,200,000	
Direct Owner Related Costs			
Miscellaneous Project Costs			
Testing		25,000	
Utility Fees		25,000	
Temp Facilities		50,000	
Subtotal		100,000	
Furnishings, Fixtures & Equipment			
FF&E		50,000	
Subtotal		50,000	
Contingency			
Owner Contingency (10%)		650,000	
Subtotal		650,000	
TOTAL PROJECT BUDGET		8,000,000	

Project Budget:

- **\$6.2m** estimated construction cost
- **30%** estimated project soft costs (includes consultant fees, admin, utility fees, FF&E, site costs, & contingency)
- = **\$8.0m** estimated total project cost

Project Schedule

PHASE	DURATION	TIMING	NOTES
DESIGN	10 MONTHS	OCTOBER 2025-JULY 2026	THIS IS CONCURRENT WITH DEP PERMITTING
CMAR	5 MONTHS	OCTOBER 2025- FEBRUARY 2026	CM WOULD BE ON BOARD FOR DD AND CD PHASES
EARLY PACKAGES & B/N	6 MONTHS	AUGUST 2026 – FEBRUARY 2027	PREPARATION FOR CONSTRUCTION MOBILIZATION
CONSTRUCTION	8 MONTHS	MARCH 2027 – OCTOBER 2027	MOBILIZATION AFTER SNOW SEASON 2026/2027 AND COMPLETED BEFORE SNOW SEASON 2027/2028

Public Outreach

Preliminary Plan:

- **Initial Outreach to Abutters** **October-November 2025**
 - Questions and Comments from neighbors
- **City Council CMaR Approval** **December 2025**
 - Project summary
 - public outreach plan
 - preliminary cost and budget
- **Project Website** **January 2026**
- **Pop-Up / Public Meeting – Pre-Design** **January 2026**
 - Presentation of current design concept
 - Explain project goals and intentions
 - Overall scope and preliminary project schedule
 - Gather feedback, questions, and concerns
- **Pop-Up / Public Meeting – Pre-Construction** **July 2026**
 - Construction Scope
 - Site Safety and logistics
 - Community Concerns (dust, noise, rodents, etc)